

CITY OF REDMOND
ORDINANCE NO. 2463

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO THE NORTH REDMOND NEIGHBORHOOD "WEDGE" SUB-AREA, L080477, AMENDING THE REDMOND MUNICIPAL CODE, REDMOND COMMUNITY DEVELOPMENT GUIDE, TO ADOPT AN UPDATED NEIGHBORHOOD PLAN SECTION, RCDG 20C 70 30, AN UPDATED SITE REQUIREMENTS CHART AND FLEXIBILITY OF THE REDMOND COMMUNITY DEVELOPMENT GUIDE (RCDG) 20C 30 25-140, AND AN UPDATED INNOVATIVE HOUSING DEMONSTRATION PROJECTS SECTION, RCDG 20C 30 62-010, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 2006 through Ordinances Nos 2307 and 2308, the City Council adopted the North Redmond neighborhood plan portion of the Redmond Comprehensive Plan and Community Development Guide, and

WHEREAS, City Council's action included direction to City staff to develop recommended amendments to policies and regulations related to "Wedge" sub-area of the North Redmond neighborhood plan to address, relative to the Residential Development and Conservation Overlay Density Transfer, 1) the character of the Redmond-Woodinville Road corridor as a green gateway to the City of Redmond, 2) safety concerns related to pedestrian, bicycle, and automobile access and circulation, and 3) internal circulation for adjacent redevelopment, and

WHEREAS, in 2006 and 2007 City staff met with vicinity residents and property owners to seek participation in the Redmond-Woodinville Road Corridor Study and the "Wedge" sub-area plan update process, and

WHEREAS, on February 6, 2009, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of this proposed amendment, and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on December 19, 2008, for the proposed amendment, and

WHEREAS, the Planning Commission conducted a public hearing beginning on January 28, 2009, and ending on February 11, 2009, to receive public comment on the proposed amendment, and

WHEREAS, the Planning Commission concluded 1) the proposed amendments implement the North Redmond neighborhood policies and regulations relative to the Residential Development and Conservation Overlay Density Transfer within the "Wedge" sub-area, 2) address items previous identified including the character, safety concerns, and circulation specific to the "Wedge" sub-area, and 3) guide future development in an area that is unique to Redmond as a transitional area and an entryway to the City, and

WHEREAS, the City Council held public meetings to review the proposed amendment on April 7, 2009, April 14, 2009, and May 19, 2009

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS

Section 1 Findings and Conclusions The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated March 11, 2009, including all related attachments and exhibits to that report

Section 2 Amendments to portions of the Redmond Community Development Portions of the Redmond Community Development Guide are hereby amended as shown in Exhibit 1 to this ordinance


Section 3 Severability If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance

Section 4 Effective Date This ordinance shall take effect 5 days after passage and publication of an approved summary thereof consisting of the title

ADOPTED by the Redmond City Council this 19th day of May,

2009

CITY OF REDMOND


JOHN MARCHIONE, MAYOR

ATTEST


MICHELLE M MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY

BY 

FILED WITH THE CITY CLERK	May 13, 2009
PASSED BY THE CITY COUNCIL	May 19, 2009
SIGNED BY THE MAYOR	May 19, 2009
PUBLISHED	May 25, 3009
EFFECTIVE DATE	May 30, 2009
ORDINANCE NO 2463	

ADOPTED 7-0 Allen Carson Cole Margeson McCormick Myers and Vache

EXHIBIT 1

North Redmond Neighborhood Plan Update Regulations

20C 70 30 North Redmond Neighborhood Regulations

20C 70 30-010 Purpose

The North Redmond neighborhood plan as described in the Neighborhoods Element of the Comprehensive Plan includes goals and policies to implement the neighborhood's vision. Regulations in this chapter of the Redmond Community Development Guide are established to implement the goals and policies described in the Neighborhood Plan. The regulations are designed to accommodate growth in the North Redmond neighborhood that is consistent with the City's Comprehensive Plan policies while promoting the desired characteristics for the neighborhood.

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20C 70 30-020 North Redmond Residential Development and Conservation Overlay Zone Density Transfer and Limitations,

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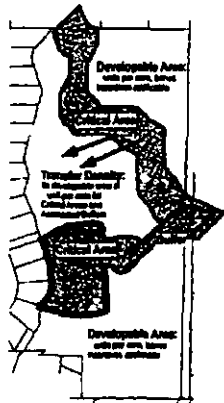


Figure 1 North Redmond Residential Development and Conservation Overlay
Density Transfer

The Residential Development and Conservation Overlay Zone is applied to those properties within the North Redmond neighborhood and adjacent pre-annexation areas as shown on the zoning map. This designation establishes a maximum for the underlying zoning at R-4 in those areas determined to be developable in the Critical Areas Report submitted at the time of application for development. Additionally, for those areas determined to be critical areas and the associated buffers, densities may be transferred to developable areas at a maximum of one unit per acre (see Figure 1). A rezone for higher densities beyond the established R-4 four units per acre may not occur. In addition to the allowed density bonus incentives are applicable as designated in the North Redmond neighborhood plan RCDG 20C 70 30 or elsewhere in the Redmond Community Development Guide.

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~~Implementation of the overlay zone for the designated properties lying to the west of Redmond-Woodinville Road and east of the Sammamish Valley shall become effective at the time of adoption of a sub-area plan and development standards that include the results of the Redmond-Woodinville Road corridor study, and sub-area planning process, or on June 1, 2009, whichever occurs first. This study, sub-area plan, and development~~

standards will address the character of the Redmond-Woodinville corridor as a green gateway to the City of Redmond safety concerns related to pedestrian bicycle and automobile access and circulation and internal circulation for adjacent re-development

20C 70 30-030 North Redmond Subdivision Design Requirements

In addition to general subdivision regulations Policies N-NR-1 through N-NR-65 shall be used in the review of new subdivisions planned residential development and master planned developments in the North Redmond neighborhood Building setback requirements established in RCDG 20C 70 30-060 shall be noted in the subdivision layout (Ord 1901)

20C 70.30-040 Residential Architectural, Site and Landscape Design General Provisions.

- (1) Purpose The purpose of this section is to establish residential design standards for building site and landscape design in the North Redmond Neighborhood and to guide preparation and review of all applicable development applications These design standards are intended to assist development applicants in adhering to the desired form of community design in the neighborhood as expressed by goals, policies and regulations of the Redmond Community Development Guide which includes the Comprehensive Plan The purpose of the design guidelines is to
 - (a) Encourage variety and visual interest in new residential development in a manner that is compatible with the neighborhood character
 - (b) Engage streetscapes with dwellings by bringing living space toward the street
 - (c) Ensure that dwelling units are of a scale that is proportional to their lot size
 - (d) Provide for the use of landscaping to help provide a transition between new and existing development to enhance building and site appearance and to maintain and enhance the environmental quality of the neighborhood
 - (e) Sustain the semi-rural character of North Redmond by encouraging the preservation of mature trees and habitat and providing trails and walkways through natural areas of the neighborhood
 - (f) Establish interconnectedness of streets and pedestrian corridors between developments and promote the preservation and establishment of open space corridors throughout the neighborhood
 - (g) Promote the use of low-impact development techniques
 - (h) Encourage public safety for citizens of the neighborhood through building and site design
 - (i) Assist applicants and decision-makers reviewing development applications
 - (j) Comply with RCDG 20D 40 10-010 Design Standards – Purpose and Intent.
- (2) Applicability
 - (a) The neighborhood residential design standards apply to applications for new attached detached single-family development and remodels in the North Redmond Neighborhood (See North Redmond Neighborhood Map at the end of this section)
 - (b) All applications for residential development after the effective date of the North Redmond Neighborhood Plan update which result in a building permit for construction of a new single-family detached attached dwelling unit or remodel unless otherwise exempted by this chapter shall comply with the intent statements and design criteria as provided in this section and RCDG 20D 40 10-020 (2)(d) (e) and (f) Compliance with the Design Standards. Dwellings built prior to adoption of these regulations are not considered nonconforming dwellings
- (3) Administration

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North Redmond Neighborhood Plan

Planning Commission Recommendations

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Page 2 of 28

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- (a) Review Process Building permit applications requiring design review approval shall be processed in accordance with RCDG Title 20F Administration and Procedures
- (b) Administrative Approval The Code Administrator shall decide compliance with the design standards. The Code Administrator may, at his or her option, consult the Design Review Board, regarding matters concerning compliance with the design standards. In no instance shall the Design Review Board act as an appellate body
- (c) Approval Timing Compliance with the design standards shall be decided prior to issuance of applicable building permits (Ord 2126 Ord 1901)
- (4) References The following RCDG divisions also contain residential regulations specific to the North Redmond Neighborhood
 - (a) Cottage Housing Developments RCDG 20C 30 52
 - (b) Planned Residential Development RCDG 20C 30 105
 - (c) Affordable Housing RCDG 20D 30 10 (Ord 2126 Ord 1901)

****INSERT MAP OF NORTH REDMOND NEIGHBORHOOD****

20C 70 30-050 Multiplex Housing

- (1) Purpose RCDG 20C 30 70 contains regulations on multiplex housing that apply Citywide until neighborhood plans set the policy on multiplex housing for the neighborhood. The following regulations take the place of RCDG 20C 30 70 for the North Redmond Neighborhood for Single-Family Urban zones. All multiplex dwelling units in these zones must meet certain criteria and conditions for location, density, and design to ensure compatibility with the neighborhood. This section contains those conditions.
- (2) Applicability
 - (a) Duplexes, triplexes, and four-plexes are an allowed use on individual lots in locations designated Single-Family Urban in the North Redmond Neighborhood, provided that units are interspersed with a variety of other housing types and sizes, with up to one entrance per side and uniform architecture of attached dwelling units.
 - ~~(b) Duplexes, triplexes, and four-plexes are not an allowed use within the "Wedge" sub-area of the North Redmond Neighborhood.~~
- (3) Density The allowed number of dwelling units contained in duplexes, triplexes, and four-plexes shall not exceed the allowed number of detached single-family dwelling units.
- (4) Lot Division The lot division provisions of RCDG 20C 30 70-030(2) shall apply.
- (5) Design Multiplex dwelling units and accessory structures shall have the following design features in addition to those required by RCDG 20C 70 30-060 Residential Architectural Site and Landscape Design Standards
 - (a) Shall have a minimum lot size of 150 percent of the average minimum lot size for the zone.
 - (b) Shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry per side, pitched roofs, visible trim or framing around windows, porches, and chimneys.
 - (c) Architectural treatments shall not differentiate between attached multiplex dwellings.
 - (d) Multiplex units shall be interspersed with other housing types, such as detached dwellings, and shall not be located adjacent to each other.
 - (e) Should be consistent in height, bulk, scale, and style with nearby single-family residential uses.

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- (f) Surface parking for multiplex dwelling units should be in groups of no more than three stalls to appear more consistent with parking for single family detached dwellings in the area
- (g) If parking areas include more than three stalls they should be visually separated from the street or common areas through site planning, landscaping, or natural screening
- (6) Review and Decision Procedures Review and decision for duplexes shall occur through the Type I process

20C 70 30-060 Residential Architectural, Site and Landscape Design Standards

(1) Purpose

- (a) To establish criteria for design review of new single-family attached and detached dwelling units, remodels and associated landscaping in the North Redmond Neighborhood per RCDG 20C 70 30 040
- (b) To establish landscape requirements for new and improved streets including drainage swales in the North Redmond Neighborhood

(2) Variety and Visual Interest in Building and Site Design

(a) Intent

- (i) Character Compatibility Building and site design that provide variety and visual interest help to provide compatibility with the character of the surrounding neighborhood. Neighborhood characteristics include variety in house style and lot sizes, a mix of home choices ranging from attached single-family residences and cottages to large luxury homes to meet the needs of many household types, sizes, and age ranges, a feeling of spaciousness and open green spaces, and abundance of trees and other greenery.

(A) Buildings within the "Wedge" sub-area should reflect elements of the North Redmond neighborhood character through similar architectural styles including but not limited to post modern/neo-eclectic, craftsman, and bungalow, and should provide articulation and modulation.

(B) Site design within the "Wedge" sub-area should preserve the green character of the Redmond Woodinville Road corridor by maintaining and restoring multi-story native vegetation. (see Figure 2)

- (ii) Variety in Building and Site Design To prevent the repetitive use of the same combination of building features and site design elements within residential developments and between adjacent dwellings

(b) Design Criteria

- (i) Variety in Building Design The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in a residential development. Variety is defined by a differentiation of nine or more building elements, features, and treatments as listed below. Dwellings with the same combination of features and treatments shall not be located adjacent to each other. For example, each dwelling in a five-lot subdivision could include a porch provided building elements such as the details of the porch, roof shape, building materials, or building accents were varied to achieve visual interest. Short subdivisions less than five lots shall not repeat the same combination. (See Figure 2)

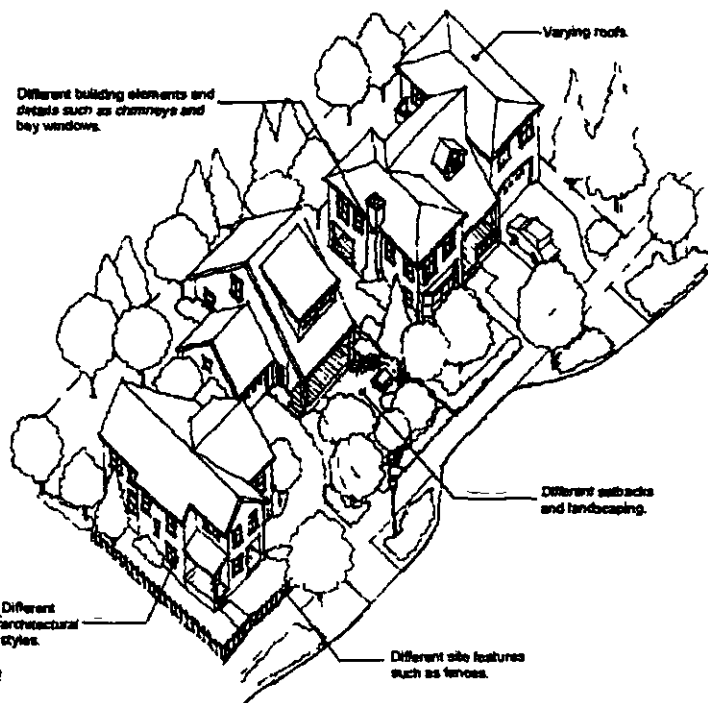
Examples of building elements, features, and treatments that provide variety and visual interest (see Figure 2)

- (A) Porches, front decks/patios, or balconies
- (B) Varying roof shapes, styles, or gables. Roofs within the "Wedge" sub-area shall have more than one plane. (see Figure 2)
- (C) Windows with visible trim, shutters, and mullions

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- (D) Decorative roof brackets or bric a-brac
- (E) Dormers
- (F) Fascia boards
- (G) Bay windows
- (H) Entry enhancement such as a well detailed door (multi-panel or glass insert) window adjacent to front door or roof extension
- (I) Trellis
- (J) Modulation and articulation
- (K) Chimney (shown on the exterior of the house)
- (L) Variation in roof or building colors cladding or materials such as brick stone or other masonry as accents
- (M) Variation in housing type and size including one- and two-story housing units.
- (N) Other building elements treatments features or site designs approved by the Code Administrator that provide variety and visual interest



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Page 5 of 28
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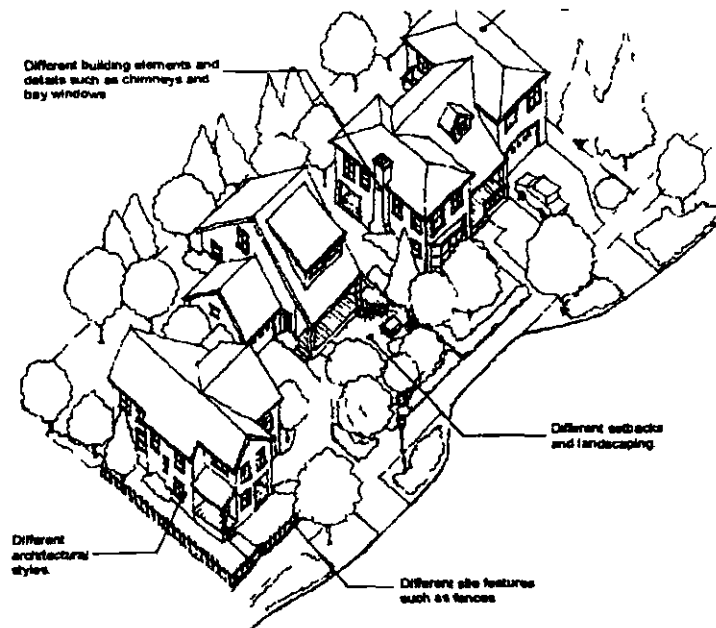


Figure 2. Variety in Building and Site Design

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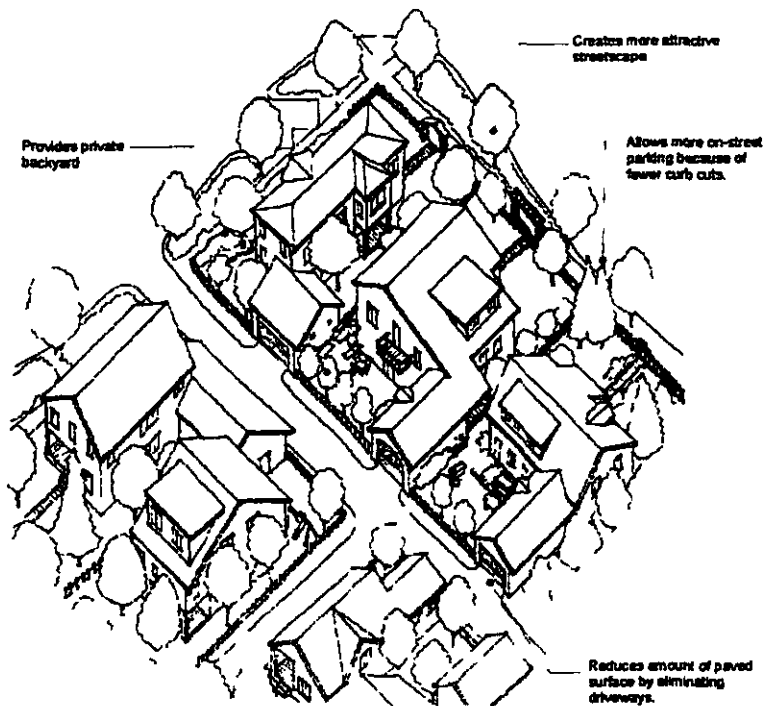
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- (ii) **Variety in Site Design** Variation in site design shall be achieved through the use of various site planning methods and techniques. Also use various site planning methods and techniques to provide variation in dwellings located on a site perimeter when visible from public streets or park areas. Examples of site design elements that provide variety and visual interest include (See Figure 2)
- (A) Variation in lot sizes or orientation
 - (B) Variation in setbacks
 - (C) Variation in dwelling unit size or type among adjacent or nearby structures along a street
 - (D) Variation in type of driveway (shared driveway or not shared)
 - (E) Alleys (See Figure 3)
 - (F) Other site design features approved by the Code Administrator that provide variety and visual interest.
- (iii) **Exemptions** Expansions to single-family homes are exempt from RCDG 20C 70 30-060(2) Variety and Visual Interest in Building and Site Design

Figure 3 Benefits of Alley Access



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(3) Building Orientation

- (a) Intent Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents and retain some of the area's natural qualities along major arterials. Dwelling site and streetscape design should incorporate features that bring the primary living area of the dwelling toward the street and provide setbacks along major arterials to create visual variety (See Figure 4)

(b) Design Criteria

- (i) Arterial Setback Requirements The following street setbacks apply for the North Redmond neighborhood. The specific setbacks replace setbacks required in RCDG 20C 30.25-140 Site Requirements Chart

- (A) Landscape buffers shall be required along Redmond-Woodinville Road, NE 124th/128th Streets and NE 116th Street to reduce both the visual and noise impacts of traffic on residential development and to enhance the parkway and green, vegetated qualities of Redmond Woodinville Road. Buffers shall blend with the natural surroundings by use of berms, terraces, trees, and plant material and shall be designed with minimal maintenance requirements.
- (B) Redmond-Woodinville Road. All buildings on the east side of Redmond-Woodinville Road (SR202) shall be setback 75 feet. This setback shall be measured from the edge of the proposed right-of-way. Accessory structures including fences are prohibited in this setback.
- (C) Redmond-Woodinville Road. All residential buildings and accessory structures greater than 30 inches above the grade, on the west side of Redmond-Woodinville Road (SR202), within the Wedge sub-area, shall be setback 35 feet. The following conditions also apply.
- (1) This setback shall be measured from the edge of the proposed right-of-way.
- (2) Multi-story vegetation that is canopy forming at maturity shall be provided and maintained within the setback, at a depth no less than 15 feet measured east to west adjacent to the western edge of the Redmond Woodinville Road right-of-way.
- (3) The multi-story vegetation shall be preserved within a tract. The location, purpose, and limitation of this tract shall be designated on the face of the plat, binding site plan, or similar recording drawing in a format provided by the City Attorney.
- (4) The multi-story vegetation shall meet the requirements of RCDG 20D 80.10-080 Types of Planting, Type II – Visual Screen and RCDG 20C.70 30-060(6)(c)(ii)(B)(1), Vegetation for the Wedge Sub-Area Common Areas.
- (5) The Code Administrator may approve alternative methods that meet the intent of this section and provide for privacy and screening when site conditions such as critical areas indicate a need for flexibility.
- (D) Other Road Setbacks. Buildings shall be setback 15 percent of the depth of a parcel before subdivision along the north side of NE 116th Street and the south side of NE 124th/128th Street. Setbacks may be reduced if the setback area is landscaped and established as a permanent open space corridor but buildings are not located closer than 50 feet from the edge of the proposed right-of-way. Setbacks may be further reduced (but no less than required in RCDG 20C 30.25-140 Site Requirements Chart) for development on parcels two acres or less in size. Accessory structures are prohibited in this setback with the exception of non-sight-obscuring fences (such as post and rail) and improvements less than 30 inches in height (such as patios). These improvements shall be allowed up to 25 feet into the setback. Trail systems that provide for pedestrian access shall also be allowed in the setback (Ord 1901)
- (E) The minimum setback for all structures that are 30 inches above the grade and adjacent to 172nd Avenue NE shall be 20 feet

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(ii) Garage Placement

(A) Garages shall not be the dominant feature as viewed from the street

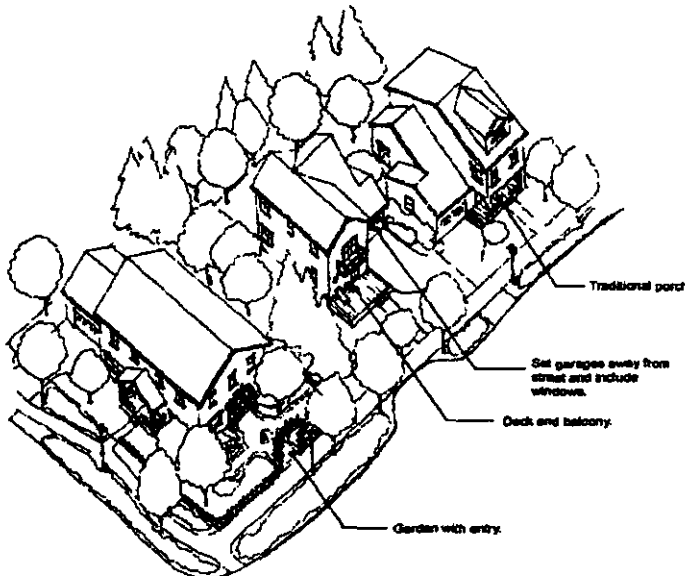
(B) Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling or otherwise designed and placed in a manner that meets the intent of this section such as recessing under a second story or a projecting roofline or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e. window or door). Garages that face another direction i.e. side- and alley-loaded garages are exempt from the five-foot setback requirement.

(iii) Garage Doors. Garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.

(iv) Transition Area. Provide a minimum 80-square-foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.

(v) Alleys. There shall be a minimum four-foot yard setback for garages that are accessible from an alley. For the purpose of providing visual appeal and interest, when an alley is adjacent to a rear yard, yard landscaping shall extend to the edge of the alley or a landscape strip between the alley and the fence shall be provided.

(vi) Other Methods. The Code Administrator may approve other methods that meet the intent of this section.



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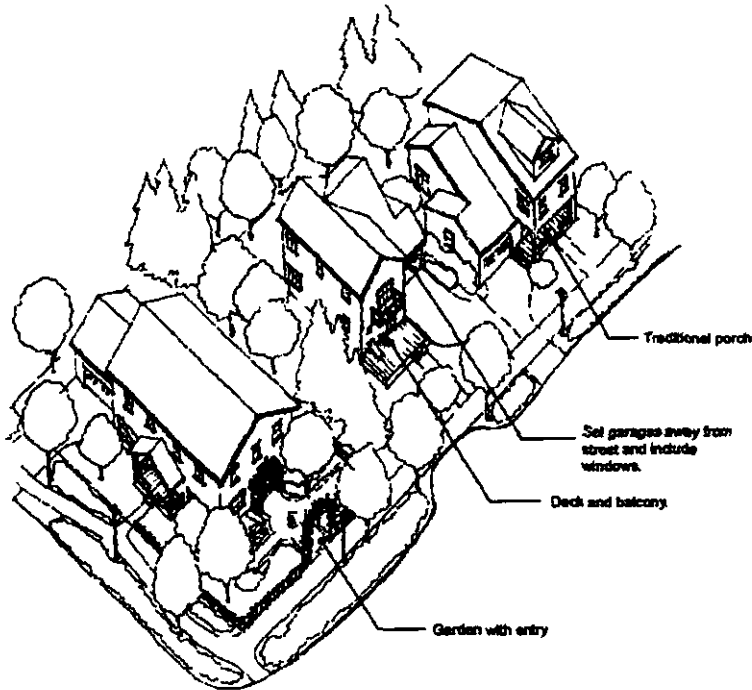
Figure 4 Building Orientation Three options for providing living space oriented toward the street.

(vii) Exemptions The following exemptions apply to expansions to single-family dwelling units that were built prior to the effective date of this ordinance

- (A) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and does not include a garage subsection (3)(b)(iv) of this section Transition Area applies.
- (B) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and includes a garage subsection (3) of this section Building Orientation applies
- (C) When the expansion consists of a garage only subsection (3)(b)(i) of this section Garage Placement and subsection (3)(b)(iii) of this section Garage Doors apply

(4) Building Character Proportionality and Massing

(a) Intent



- (i) **Lot/Structure Proportionality** Lot coverage requirements help to maintain a consistent and compatible land use pattern. A primary land use pattern in the North Redmond Neighborhood is dwellings that appear proportional to their lot size. New or expanded dwellings that do not appear oversized for their lot are proportional to their lot size and are compatible with the neighborhood. (See Figure 5)
- (ii) **Building Character and Massing** Reduce the apparent size of large infill and multi-plex buildings and give them more visual interest through the use of design techniques. The application of design

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techniques shall promote compatibility with the surrounding neighborhood while maintaining variety and visual interest in building design

(A) Design and build residential structures within the "Wedge" sub-area to preserve existing vegetation

(B) Use site design techniques within the "Wedge" sub-area to maintain views of the Sammamish Valley and the vegetated slope

(iii) Open Space Provide visual relief from the massing and scale of built development through site design techniques such as centrally locating open space and preservation of mature trees

(b) Design Criteria

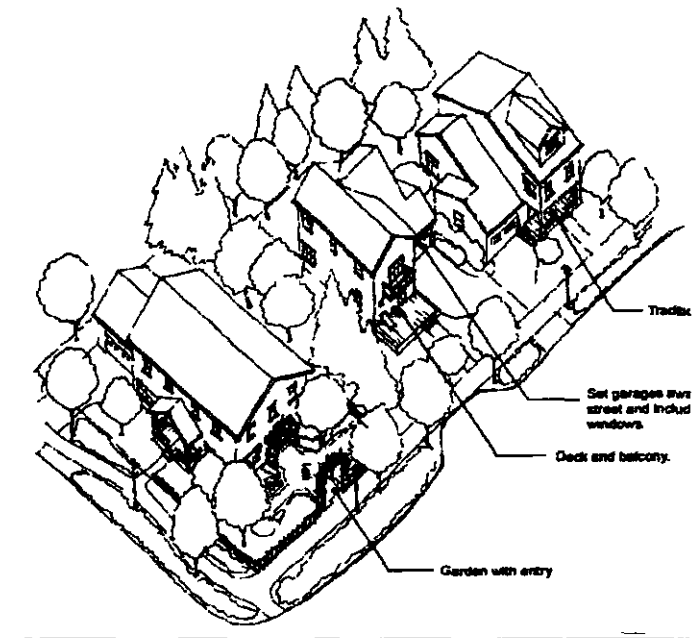
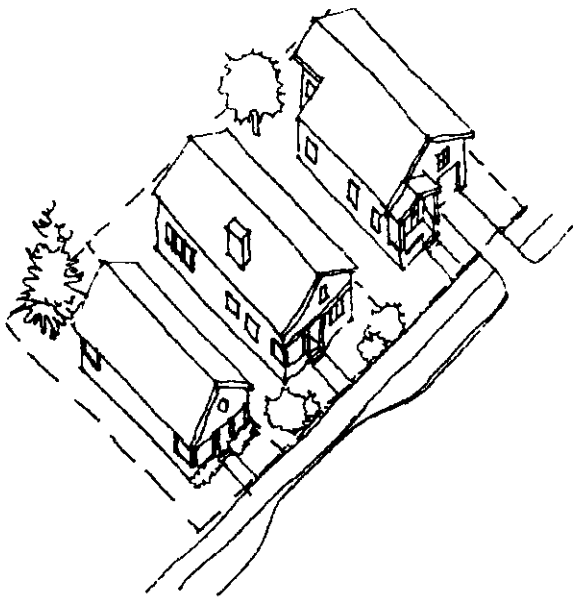
(i) Maximum Lot Coverage for Structures The maximum lot coverage for two-story and split-level structures shall be 35 percent in the Residential Innovative NC-1 and R-4 through R-8 zones in the North Redmond Neighborhood to help ensure that dwelling units are of a scale that is proportional to the lots on which they are located. Single-story structures built to meet universal accessibility standards shall be permitted up to 45% lot coverage in these zones

(ii) Lot Coverage for Cottages Lot coverage for cottages is provided in RCDG 20C 30 52 Cottage Housing Developments

(iii) Building Height Residential structures within the "Wedge" sub-area shall not exceed a height of 30, measured from the average existing grade. (see Figure 7)

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North Redmond Neighborhood Plan

1/14/2008

Page 12 of 28

Planning Commission Recommendations

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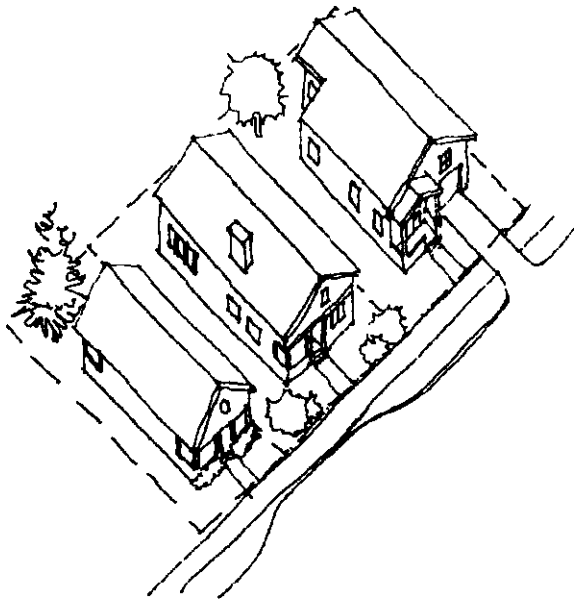


Figure 5 Single-family dwellings that are proportional to their lot size

(v) **Modulation and Articulation** Use modulation and articulation to reduce the perceived size of large infill buildings and to provide visual interest for all buildings that have a façade facing the street on any front street side or rear property line. The use of these techniques shall be varied between adjacent buildings. (See Figure 6)

(A) **Articulation** variations in the massing, setback, or height of a structure is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complimentary pattern or rhythm, dividing the large buildings into smaller identifiable pieces.

(B) **Modulation** is a measured and proportioned inflection in a building's face. Together articulation and modulation create a sense of scale important to residential buildings.

(v) **Consideration of Site Conditions**

(A) Buildings shall be designed to fit the topography, such as stepping down a hillside or terrace. (See Figure 7)

(B) Buildings should be designed to preserve existing mature trees. See Landscape Section.

(C) Avoid placing large picture windows in second story areas of the structure that look down into the previously private yards of neighboring properties.

(vi) **Building Separation**

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(A) Minimum building separation shall be 15 feet except for small structures including cottages size limited dwellings accessory dwelling units and accessory structures. Minimum building separation for cottages is provided in RCDG 20C 30 52 Cottage Housing Developments. Minimum building separation for size limited dwellings accessory dwelling units and locations where these structures or cottages adjoin larger dwelling units shall be 10 feet.

(B) Cottages and size limited dwellings within the "Wedge" sub-area that are clustered in a group of not more than three dwellings and are separated from adjacent residential dwellings by no less than 15 feet of landscaped buffer are excluded from this building separation. The landscape buffer shall meet the requirements of RCDG 20D 80 10-080 Types of Planting, Type III - Low Cover and RCDG 20C 70 30-060(6)(c)(ii)(B)(1), Vegetation for the "Wedge" Sub-Area Common Areas.

(vii) Building Encroachments

- (A) Chimneys and porches in interior setback areas shall be set back a minimum of five feet from the nearest property line.
- (B) Bay windows may encroach into a side interior setback but shall not be closer than 3.5 feet from the nearest property line.

(viii) Open Space

(A) A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more shall be located as common open space and be designed to achieve at least five (5) of the following:

- (1) Provide visual relief from the massing of development.
- (2) Serve the recreational needs of residents of the development.
- (3) Create children's play area(s) that is visible and accessible for use by the residents.
- (4) Provide habitat for wildlife.
- (5) Create open space that includes trails accessible to by the residents.
- (6) Provide open space that is centrally located and adjacent to a majority of the residences.
- (7) Create linkages with open space on neighboring properties.
- (8) Create a buffer between the new development and existing nearby homes.
- (9) Create a play area/park that is open and accessible for use by the North Redmond neighborhood.

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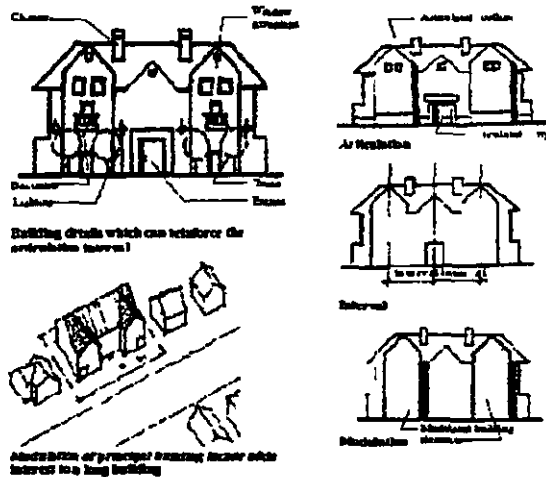


Figure 6 Modulation and Articulation

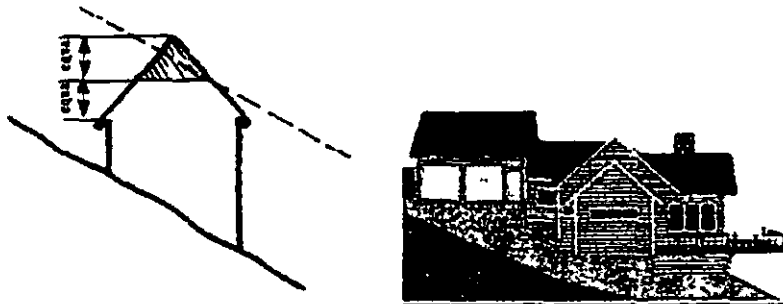


Figure 7 Consideration of Site Conditions Buildings step down or terrace down a hillside thus fitting into the topography

- (B) Common open space shall be usable area for passive or active recreation provided such uses do not include non-permeable surfaces. Uses may include but not be limited to picnic tables benches trails and linkages scenic viewing areas children's play equipment, or sports courts that are paved with permeable materials.
- (C) When minimum open space requirements are met on a development-wide basis in residential developments of 10 dwelling units or more this section applies.
- (D) Where possible common open space shall be interconnected within the development and with open space on adjacent developments. Easements shall be provided at appropriate locations toward the end of cul-de-sacs or along lengthy streets to provide pedestrian access to open space and/or to adjacent developments in accordance with Section (8)(c) of these provisions

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- (E) The minimum open space requirement shall be 25 percent for clustered housing and planned residential developments for the North Redmond neighborhood

(5) Stormwater and Infiltration

(a) Intent

- (i) Stormwater runoff Minimize stormwater runoff through site design and on-site treatment facilities and other infrastructure
- (ii) Infiltration Maintain pre-development amounts of groundwater recharge

- (b) General Requirements General requirements for stormwater infrastructure and infiltration techniques are provided in the Stormwater Technical Notebook.

(c) Design Criteria

- (i) Site Design Stormwater management and infiltration design shall closely match the pre-development amounts at the discretion of the City's Technical Committee to allow for groundwater recharge and to help prevent increased runoff to City streams. Designs are encouraged to include and are not limited to the following controls

(A) Plan for and design a Low-Impact Development or utilize Low-Impact Development Techniques as defined in the Low Impact Development Technical Guide Manual for Puget Sound prepared by the Puget Sound Action Team

(B) Preserve and restore native and natural vegetation

(C) Preserve and restore native soil

(D) Minimize total impervious surfaces

(E) Design small scale distributed hydrologic controls.

(F) Minimize site disturbance avoid critical areas and reduce fragmentation of landscape

(G) Eliminate and reduce to an absolute minimum the crossing of streams with streets and other infrastructure. Incorporate bridge design as a preference to culverts.

(H) Locate lots strategically for dispersion of stormwater to open space areas

(I) Maximize on-lot infiltration and open conveyance

(J) Reduce the building footprint.

(K) Limit clearing and grading to the minimum amount necessary

- (ii) Low-Impact Development (LID) standards encouraged throughout the North Redmond neighborhood

(A) Developments that incorporate LID standards and practices consistent with Redmond's Stormwater Technical Manual and the Low Impact Development Technical Guide Manual for Puget Sound prepared by the Puget Sound Action Team are strongly encouraged

- (1) Low impact development (LID) is a stormwater management and land development strategy that emphasizes conservation and use of on-site natural features integrated with engineering and small-scale hydrologic controls to more closely mimic pre-development hydrologic functions. Development techniques include a variety of controls that are defined in the manual and include

(a) Site assessment and planning

(b) Preservation of native soils and vegetation

(c) Bioretention swales and

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- (d) Minimal excavation foundations
- (2) Low impact developments as defined in the manual shall undergo expedited permit processing including an LID checklist and review
- (3) Developments that utilize a minimum of 8 of the following LID techniques shall be entitled to a 5% bonus density provided that the overall impervious surface of the development is not increased beyond the standard residential site requirements by zone or development type. This should be accomplished through the use of carport units, ADU's and size limited dwellings
 - (a) Minimize individual lot size (3 000 to 4 000 square-foot lots)
 - (b) ~~Reduce building setbacks to the existing, allowed specification per Redmond's building code~~
 - (c) Use zero lot line set backs to increase side yard area
 - (d) Use cottage designs for a highly compact development envelope
 - (e) Amend disturbed soils to regain stormwater storage capacity
 - (f) ~~Drain rooftops to cisterns for non-potable reuse within the house or garden,~~
 - (g) Utilize vegetated roof systems to evaporate and transpire stormwater
 - (h) Plan and design roads and lots to minimize grading
 - (i) ~~Plan and design the site, infrastructure, and land features so that stormwater from lots not adjacent to forested/open space infiltration areas can be conveyed in swales or dispersed as low velocity (< 1 fps) sheet flow to the infiltration areas, provided that runoff added to an infiltration area does not adversely affect the health of the natural elements in or general ecology of such areas~~
 - (j) ~~Orient lots to use shared driveways to access houses along common lot lines,~~
 - (k) Maximize privacy and livability within cluster developments, locate as many lots as possible adjacent to open space orient lots to capture views of open space and design bioretention swales and rain gardens as visual buffers and
 - (l) ~~Set natural resource protection areas aside as a permanent tract or tracts of open space with clear management guidelines.~~
 - (m) The Code Administrator may approve other methods that achieve the intent of design criteria (4)(b)(i) Maximum Lot Coverage for Structures, (iii) Modulation and Articulation (iv) Consideration of Site Conditions and (5)(c)(ii) Low-Impact Development Standards.

(iii) Low Impact Development within the "Wedge" Sub-Area. Sustainable and Low-Impact Development (LID) techniques shall be incorporated into new residential development within the "Wedge" sub-area. Refer to RCDG 20C 30 XX, Green Building and Green Infrastructure Incentive Program for definitions and guidelines with the exception of the additional density incentive. Additional density by way of the Green Building and Green Infrastructure Incentive Program shall not be allowed within the "Wedge" sub-area.

A) The following Green Building and Green Infrastructure techniques are required within the "Wedge" sub-area.

- (1) Site assessment
- (2) Green Building Certification – 3-star/LEED Certification minimum
- (3) Drought-tolerant landscaping

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- (4) Native vegetation retention – refer to points awarded for flexibility in meeting this requirement
- (5) Native soil preservation
- (6) Native soil restoration
- (7) Impervious Surface Area Reduction – refer to points awarded for flexibility in meeting this requirement
- (8) Minimal excavation foundation where feasible
- (9) Bioretention or infiltration – where feasible

(B) The following incentives may be used within the "Wedge" sub-area, in accordance with the Green Building and Green Infrastructure Incentive Program

- (1) Sustainable development award
- (2) Priority building permit processing
- (3) Online and print recognition
- (4) Lot size reduction
 - (a) 15%
 - (b) 25%
 - (c) 30%
- (5) Clustered Node
- (6) Alternative road standard

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(6) Landscaping

(a) Intent

- (i) Vegetation** Include vegetation in residential landscaping areas to soften the bulk and mass of buildings to add visual interest and to maintain and enhance the environmental quality of the neighborhood
- (ii) Wildlife Habitat** Benefit wildlife habitat in the neighborhood by providing landscaping that supports wildlife and minimizes opportunities for invasion by noxious plants as identified by the Washington State Noxious Weed Board.
- (iii) Conservation** Promote water conservation by encouraging drought tolerant vegetation
- (iv) Stormwater Management** Reduce erosion and stormwater runoff and improve water quality using LID standards and guidelines for landscaping using compost-amended soils
- (v) Maintain Vegetation** Maintain existing mature trees and provide for replacement of existing vegetation
- (vi) Plant Materials** Promote maintenance and proper plant selection relative to the location and soil conditions so that plant materials can flourish
- (vii) Pedestrian Safety** Promote pedestrian safety by separating walkways from streets with a landscaped area and providing motorized and non-motorized connections between developments and throughout the neighborhood
- (viii) Streetscapes** Encourage visually appealing streetscapes that unify the neighborhood
- (ix) Soils** Promote the conservation of native vegetation and native soils to enhance groundwater quality and recharge

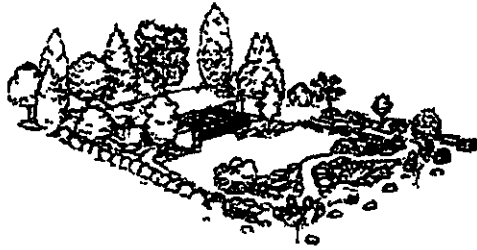
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- (b) General Requirements General requirements for landscape plan approval performance assurance planting practices and planting standards are provided in Chapter 20D 80 RCDG Landscaping and Natural Screening LID standards and standards for using composted soils. Compliance with Chapter 20D 80 RCDG is required
- (c) Design Criteria
- (i) Landscaping and Landscape Plans Required
- (A) Landscaping for the front yard shall be provided for all new residential development
- (B) A landscape plan shall be prepared or approved by a WA licensed landscape architect certified nurseryman or certified landscape technician Construction of individual units that are not part of a short plat or long subdivision and expansions to single-family dwellings are required to provide a landscape plan but are exempt from this requirement to have the plan certified
- (ii) Landscaping and landscape plans shall include
- (A) A minimum of 51 percent of the planted area in the front yard shall be native or habitat plantings and shall include a mix of trees or shrubs and living ground cover
- (B) Vegetation for common areas
- (1) Vegetation for the "Wedge" sub-area common areas.
- (a) Vegetation for common areas within the "Wedge" sub-area shall be planted to establish a multi-story canopy at maturity and shall include a ratio of 2 coniferous or native evergreen species to 1 deciduous species.
- (b) Vegetation for common areas shall be planted to achieve a density equal to Type 2 Visual Screening RCDG 20D 80.10-080 Types of Planting, Type II - Visual Screen.
- (c) Vegetation shall consist of native, habitat, and drought-tolerant species unless the Code Administrator determines that the plants would not survive long term.
- (d) Species shall be planted to achieve a naturalized appearance by ensuring a variety of species and by installing in a minimum grouping of three plants per vegetated cluster or vegetated area (See Figure 8).

Figure 8. Naturalized plant design, groupings, and a variety of species



- (C) The selection of street trees that will result in a tree canopy at maturity along streets internal to or adjoining residential developments in accordance with the Street Tree Plan as a requirement of development, subdivision and short subdivision
- (D) Street trees within the "Wedge" sub-area and within the Redmond-Woodinville Road corridor from NE 124th Street to 154th Place NE/NE 109th Street shall be planted in groups of three and shall vary

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species to achieve a natural appearance. Vegetation planted in proximity to major transmission lines shall follow the respective vegetation management guidelines (see Figure 9).



Figure 9 Planting to achieve a natural appearance

- (E) Preservation of significant trees. In addition to tree preservation requirements in RCDG 20D 80 the preservation of significant trees is deemed a high priority for the North Redmond neighborhood. New residential developments are encouraged to preserve as many significant trees as is feasible for the development. For these purposes a higher priority shall be placed on the preservation of fir, cedar, and maple species and lesser priority shall be placed on the preservation of poplar, cottonwood, alder, and other pioneer species. The following bonuses are available to developments on which a minimum of 50% the land area is covered canopy plus 5 feet; by higher priority tree species, and a minimum of 50% of the significant trees are being preserved:
- (1) Developments that preserve a minimum of 50% of the significant trees in the higher priority category shall be entitled to a 5% bonus density.
 - (2) Developments that preserve a minimum of 75% of the significant trees in the higher priority category shall be entitled to a 10% bonus density.
- (F) The selection of plant materials that are appropriate for the site and soil conditions, excluding noxious weeds as defined by the City. For example, plant acid loving plants in landscaped areas that contain acidic soils, match shade loving plants to shady areas and place plants that tolerate sun in sunny areas. Group plants according to their irrigation needs.
- (G) High quality and compost-amended soils. In order to reduce stormwater run off and pollutants, developments are encouraged to preserve high quality soils existing on the site at the time of development for mixing with composted materials and reuse in the landscaped areas. Refer to the City of Redmond's Guideline for Landscaping with Compost-Amended Soil.
- (1) A minimum of 6 inches of compost, shall be provided in all planting areas.

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(2) Compost amended soils shall be added to landscaped areas to achieve the minimum soil depth required by these regulations. Landscaping plans shall require a copy of receipt for purchase(s) of compost amended soils.

(H) Preservation of native soil: Replace removed soils at a depth equal to or greater than the original depth with native soils or other high quality material prior to the transfer of ownership from the developer to the home owner when native soil or substrate is removed from an area that is outside of the impervious footprint of a development.

(iii) Native vegetation and soil conservation and re-vegetation plan: In order to reduce the total impervious surface coverage to provide for infiltration areas that closely mimic natural hydrologic functions and to provide for enhancements to groundwater quality and recharge, developments are encouraged to maintain 50% of the on-site native vegetation as defined in the Redmond Community Development Guide, including snags and nesting sites, and on-site native soils. A re-vegetation plan, including a long-term vegetation and soil management plan, shall be prepared and approved by a qualified urban forester or WA certified landscape architect such that disturbed areas when exceeding 50% of a wooded or native vegetated portion shall be re-established at conditions superior to pre-construction conditions.

(A) Native vegetation and soil conservation areas shall be established and prioritized as follows:

(1) Large tracts of riparian areas that connect and create contiguous riparian protection areas.

(2) Large tracts of critical and wildlife habitat area that connect and create contiguous protection areas.

(3) Tracts that create common open space areas among and/or within developed sites.

(4) Protection areas on individual lots that connect to areas on adjacent lots or common protection areas.

(5) Protection areas on individual lots.

(iv) Landscaping Transition

(A) For new subdivisions, short subdivisions, and similar residential developments, provide landscaping along the perimeter of the site that incorporates native vegetation as defined in the Redmond Community Development Guide and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas. (See Figure 10.)

(B) The Code Administrator may approve other methods that achieve the intent of the landscaping transition requirement, such as increased setbacks that soften the transition from existing to new dwelling units.

(v) Exemptions

(A) Expansions to single-family dwellings built prior to the effective date of this ordinance are exempt from subsections (6)(c)(i), (6)(c)(ii), and (6)(c)(iii) of this section when the expansion is less than 25 percent of the existing gross floor area of the dwelling AND less than 50 percent of the existing landscape is being replaced. Single-unit developments and expansions are exempt from subsection (6)(c)(iii) and (6)(c)(iv) of this section. Landscaping Transition.

(B) Private open space as defined in RCDG 20C 30 52 Cottage Housing Developments is exempt from subsections (6)(c)(i), (ii), (iii), and (iv) of this section.

(vi) Landscape Drainage Swales (See Appendix 20D-3)

(A) Applicability

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- (1) Landscape drainage swales are encouraged within Low Impact Developments and on local access streets.
- (B) General Design Criteria
- (1) Landscape Separation Enhance the street edge by providing a separation between vehicle lanes and walkways that has an informal landscaped look
- (2) Landscape Edge Provide a natural looking landscaped edge that does not sharply define the private property from the public area and street. (See Figure X and Figure Y)



Figure X. Not sharply defined, natural

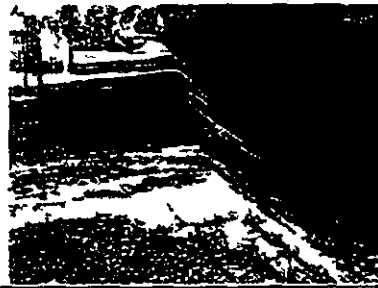


Figure Y. Sharply defined, unnatural appearance

- (3) Drainage Swales. At a minimum design drainage swales to convey stormwater and to provide a natural looking and informal landscaped edge that separates walkways from vehicle lanes. Subdivisions should include and short subdivisions are encouraged to include drainage swales landscaped to enhance stormwater quality and control Design standards for Low-impact Developments are encouraged for drainage swales
- (4) Swale Maintenance Design drainage swales to minimize maintenance required by the City and adjacent property owners
- (C) Maintenance Responsibilities The adjacent property owner or homeowners association is responsible for landscape maintenance including irrigation of the swale as needed The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners
- (D) Examples of Recommended Drainage Swale Plantings Plantings are recommended for their hardiness including their ability to withstand drought and wet conditions The RCDG Appendix contains examples of recommended drainage swale plantings

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- (vi) Stormwater detention Stormwater ponds shall be designed to be attractive in appearance and function All surface ponds shall be landscaped with native vegetation as defined in the Redmond Community Development Guide and maintained while providing continuous vehicle access for maintenance Any fencing shall be split rail or split rail combined with dark colored vinyl or powder coated chain link fence Privately maintained stormwater detention vaults as approved by the Technical Committee may be used Privately maintained stormwater facilities are encouraged to be designed for multiple uses including but not limited to gardens play areas or sports courts

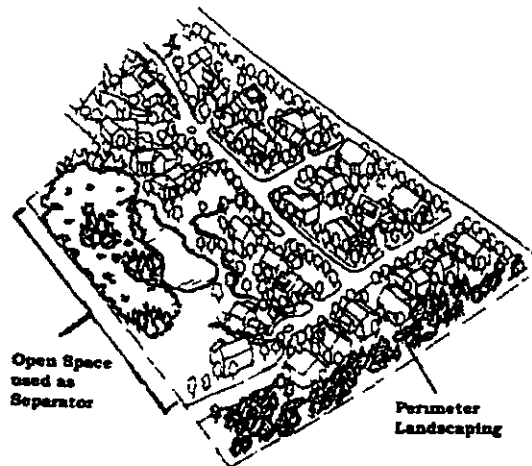


Figure 10: Two options for providing separation around new subdivisions.

(7) Fences

(a) Intent

- (i) **Visibility** Increase visibility of front yard and pedestrian corridors by using the principles of Crime Prevention Through Environmental Design (CPTED) program to increase public safety and to help deter crime
- (ii) **Active and Walkable Neighborhood** Promote and enhance the neighborhood as a walkable place Reduce impacts on the pedestrian experience that may result from taller fencing.
- (iii) **Public Views** Maintain the neighborhood's open space character and promote public view corridors by encouraging the application of open and blended styles of fencing and landscaped screens The North Redmond Neighborhood Public View Corridors Map is located in the Redmond Comprehensive Plan, Neighborhood Element, North Redmond Neighborhood Plan. Public view corridors include NE 116th Street, 172nd Avenue NE, NE 122nd Street, 162nd Place NE, the NE 116th Street Trail, and the Puget Sound Energy Trail

- (b) **Design Criteria.** Where fences are used in the front yard setback or adjacent to public view corridors trails and trail corridors in the North Redmond Neighborhood with the exception of properties adjacent to Redmond-Woodinville Road the following standards shall apply:

- (i) **Maximum Height** New fences and walls built within any front street side or rear setback area adjacent to an identified pedestrian or public view corridor shall be a no higher than 42 inches high (See Figure

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11) Fencing with a maximum height of six (6) feet may be allowed along the rear or street side setback area unless adjacent to an identified pedestrian or public view corridor. Deviations from this requirement are limited to fencing associated with swimming pools, landscaping alternatives such as landscaped berms or other designs that clearly meet the intent of this Section.

(ii) Materials and design. No sight-obscuring fencing materials shall be allowed. Fence types shall be open and allow for a blended view such as split rail fencing or split rail fencing combined with dark colored vinyl or powder coated chain link fence. Alternative materials or a combination of materials may be approved by the Administrator when demonstrated to meet the intent of this Section.

(c) Design Criteria for the "Wedge" sub-area. Where fences are used within the "Wedge" sub-area, the following standards shall apply.

(i) Placement. Private, residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems such as walls, terraces, or slopes respective to the west side of Redmond-Woodinville Road.

(ii) Height, materials, and design. Citywide fence regulations, RCDG 20C.30.55, apply to private, residential fences within the "Wedge" sub-area.

(iii) Public safety railing. Citywide safety railing standards, RCDG 20D-3 IV, apply along the west side of Redmond-Woodinville Road respective to required retaining systems such as walls, terraces, or slopes, and to elevations.

Figure 11. Low set-through fences (maximum height - 42") of variety and at a human scale.

(8) Streets and Pathways

(a) Intent

(i) Ensure consistency with the North Redmond Neighborhood Plan including the neighborhood transportation connections map.

(ii) Promote non-motorized connections throughout the neighborhood along safe and scenic corridors including pathways that are separated from arterial streets.

North Redmond Neighborhood Plan

Planning Commission Recommendations

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Page 24 of 28

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- (m) Provide connectivity within new developments and to adjacent developments open space and streets
- (iv) Design streets to implement traffic calming measures that support the pedestrian environment in North Redmond

(v) Preserve and enhance the character of Redmond Woodinville Road, from NE 124th Street to the crossing of the Puget Sound Energy Trail, as a green entryway to the City. Maintain a character that demonstrates dense, multi-story vegetation, Redmond's history, and links the agricultural Sammamish Valley with Redmond's urban character

- (b) General Requirements General requirements for streets are found in RCDG Appendix 20D-3 New streets in the North Redmond neighborhood shall be generally aligned as shown in the transportation connections map contained in the North Redmond Neighborhood Element of the Redmond Comprehensive Plan in order to provide connectivity within the neighborhood Minor modification in consideration of topography existing vegetation existing structures or to align with other existing or planned streets in the neighborhood is permitted provided the intent of connecting streets and developments within the neighborhood is achieved

(c) Design Criteria

- (i) Where possible narrow street design shall be utilized to reduce non-permeable surface area and promote traffic calming subject to review and approval by the Technical Committee and by the Redmond Fire Department
- (ii) The use of cul-de-sacs is discouraged Where cul-de-sacs are utilized pedestrian connections to open space adjacent streets or adjacent developments shall be provided at appropriate locations toward the end of the cul-de-sac (See Figure 12)
- (iii) When there is more than a 600' distance between road connections in a new development, pedestrian connections shall be provided at the end of cul-de-sacs or between lots to adjacent developments (where existing connections or undeveloped land exists) and/or through open space or trail linkages (See Figure 13).
- (iv) At least one ingress and one egress connection shall be provided to every adjacent trail open space or contiguous development(s)
- (v) Street Edge Alternative (SEA) street design is encouraged in the North Redmond neighborhood to preserve the semi-rural character of the neighborhood and reduce stormwater requirements.
- (vi) Street trees shall be provided on all new streets in the North Redmond neighborhood and shall be selected from species that, at maturity will provide a tree canopy along the street Selected trees shall be selected from Street Trees identified in RCDG Appendix 20D-1
- (vii) The designation and construction of new private streets is discouraged in the North Redmond neighborhood

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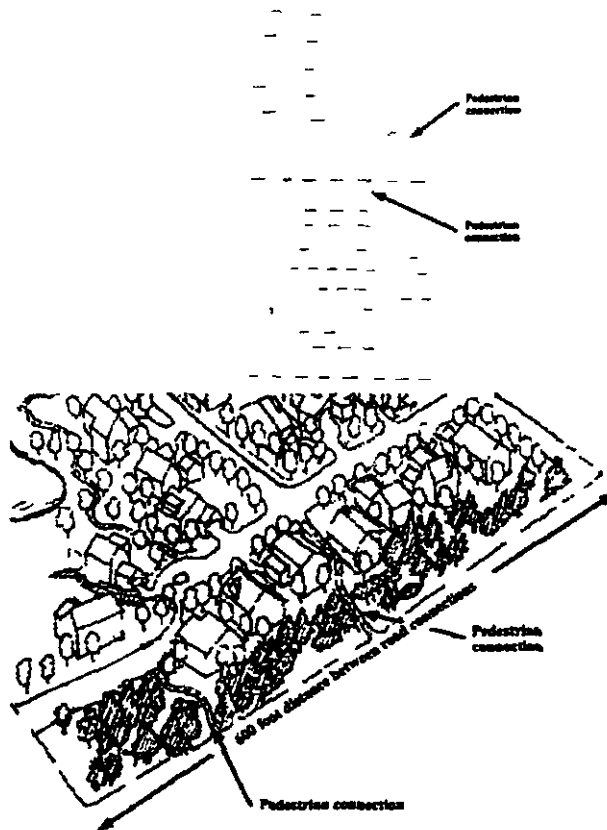


Figure 12. Pedestrian connections at cul-de-sacs

Figure 13. Pedestrian connections provided between 600' distanced road connections

(vii) Redmond-Woodinville Road, from NE 124th Street to the intersection of Redmond-Woodinville Road at 154th Place NE/NE 109th Street, shall include

(A) Vegetated treatments at locations depicted on the Green Corridor Treatment Areas Map that is found in the North Redmond neighborhood plan section of the Redmond Comprehensive Plan. A recommended species guide, including "The Plant List," may be obtained from Redmond's Planning Department.

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- (1) Treatments shall be designed and installed to.
 - (a) Have proper overhead clearance and comply with sight distance for roadway traffic.
 - (b) Be drought tolerant and easy to maintain.
 - (c) Provide visual interest and include various native species.
 - (d) Complement the scale of the treatment area, be narrower in form, and spaced closely within the natural tolerance of each species.
 - (e) Tolerate urban conditions including salt, wind, and pollution, and
 - (f) Provide seasonal interest with seasonally flowering species and varying colors.
- (2) Planting shall follow the treatment area template, Figure X, as space permits.

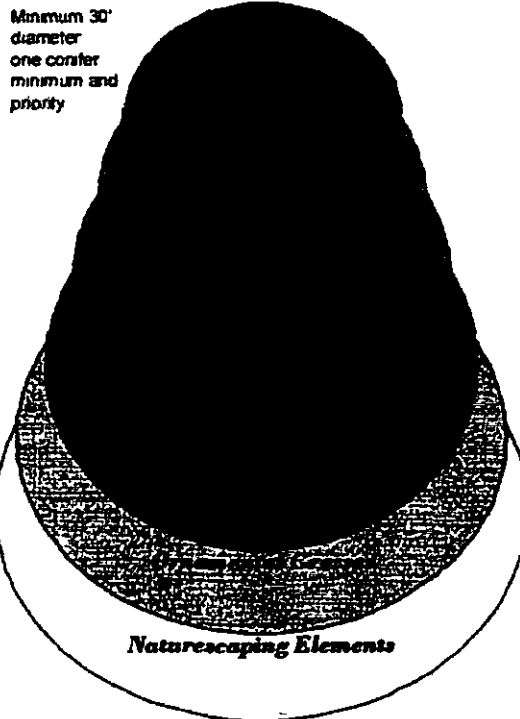


Figure X Treatment Area Template

- (a) Multi-story, canopy forming, native vegetation through the following design and installation techniques
 - (i) Street trees shall be selected and installed in groupings of three various species to achieve a naturalized character (see Figure 9 above)
 - (ii) Vegetation within required medians, along the street edge, and along both sides of sidewalks, where feasible within the right-of-way.

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- (III) Vegetation at bus stops.
- (IV) Vegetation on publicly-owned land at street intersections and at the ingress and egress of non-motorized connections such as trails and paths.
- (b) Benches to provide resting locations throughout the corridor shall be installed one-quarter (1/4) mile apart, inclusive of benches provided at bus stops, and public parks and trails. Refer to Appendix 20C-1, IV.A 1 (c, d, and e) Benches for design and installation. The Code Administrator may approve alternative locations and amenities that meet the intent of this section.
- (c) Character street lighting shall be incorporated into the corridor. Pedestrian-scale, character lighting shall be provided at street intersections, at locations depicted on the Green Corridor Treatment Areas Map found in the North Redmond neighborhood plan section of the Redmond Comprehensive Plan, and at entrances to private development. Design, orientation, screening, and shading shall prevent light trespass.
- (viii) Access to private developments within the "Wedge" sub-area from 154th Place NE shall be minimized by combining access routes as defined on the North Redmond Supplemental Connections Map. Minimal and limited trespass of critical areas along the west side of 154th Place NE from the intersection with Redmond-Woodinville Road north to the city limits may occur through 20D.140.10 Critical Areas. In addition to critical areas requirements, the trespass shall also meet the following requirements unless, with the exception of 20D.240.10 Critical Areas, other techniques that meet the intent of this section are approved by the Code Administrator:
- (A) Trespass may occur only for vehicular and non-vehicular access and utilities.
- (B) Easements, corridors, and alignments associated with these trespasses shall be combined where feasible.
- (C) Trespass shall be offset with enhancement and restoration to soils and vegetation on-site.
- (D) The trespass, as conditioned, will result in the minimum possible impacts to affected critical areas, existing soils, and existing vegetation.
- (ix) Street lighting within the "Wedge" sub-area, west of the Redmond-Woodinville Road right-of-way, shall be selected and configured to minimize light pollution, minimize light trespass as viewed from the Sammamish Valley, and ensure no light trespass at waterbodies.

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20C 30 25-140 Site Requirements Chart and Flexibility

The Site Requirements Chart, RCDG 20C 30 25-140 establishes the basic dimensional requirements for residential development in each residential zone of the City. Flexibility from these requirements may be obtained through a number of residential development processes:

- (1) Clustering allows for some reduction in average lot size requirements (see RCDG 20C 30 50)
- (2) Zero Lot Line Development allows for some modification to the setback standards defined in the chart (see RCDG 20C 30 100)
- (3) Multiplex requirements define special lot size dimensions and other requirements (see RCDG 20C 30 70)
- (4) The planned residential development process (see RCDG 20C 30 105) establishes special site requirements that are intended to enhance the overall design of a project and that, in many cases, are different and independent from those described in RCDG 20C 30 25-140

Residential Zones Site Requirements Chart Subject to Neighborhood Requirements

Site Requirement	Zoning Districts												Neighborhood Requirements
	RA-5	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-20	R-30	RIN
Allowed Density (dwelling units per gross acre)	0.2	1	2	3	4	5	6	8	12	18	20	30	"
Minimum Required Density (percent of net acres)	80%	80%	80%	80%	80%	80%	80%	75%	75%	65%	65%	65%	80%
Average Lot Size	4.5 acres ¹	35,000 sq. ft. ^{1,2}	18,000 sq. ft.	12,000 sq. ft.	7,000 sq. ft.	5,500 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	NS	NS	"
Minimum Lot Width Circle (in feet) ³	100'	85'	70'	60'	40'	35'	35'	30'	30'	NS	NS	NS	"
Minimum Lot Frontage (in feet)	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	30'	30'	20'
Front Setback (in feet) ¹⁰	30'	30'	30'	20'	15'	15'	15'	10'	10'	10'	20'	20'	15'
Side/Interior Setback (each side) (in feet) ⁶	30'	20'	5/10'	5/10'	5/10'	5/10'	5/10'	5'	5'	5'	15/8'	15'	5/10'
Side Street Setback (in feet) ⁹	20'	20'	15'	15'	15'	15'	15'	10'	10'	15'	15'	15'	15'

Rear Setback (in feet) ¹⁵	30	30'	10	10	10'	10'	10	10	10'	10	10'	10	10'
Setback from Lake Sammamish (in feet) ^{16, 18}	25'	25	20'	20'	20'	20'	20'	20'	20'	20'	20'	40'	20'
Minimum Building Separation (in feet)	10	10	10'	10	10'	10'	10	10	10' ¹²	15' ¹³	15' ¹³	15'	10' ¹⁸
Maximum Lot Coverage for Structures	2.5%	12%	30%	35%	35%	40%	45%	50%	55%	60%	60%	60%	17' ¹⁴
Maximum Impervious Surface Area	20%	20%	40%	60%	60%	60%	65%	70%	70%	75%	75%	80%	17'
Minimum Open Space ^{14, 18}	NS	NS	NS	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Maximum Height of Structures ¹⁵	35'	35'	35	35'	35'	35'	35	35'	45	45	60	60'	35'

Notes

Within the RA-5 and R-1 zones at least 1 000 square feet of contiguous open space in a buildable shape and free of all hazards together with access to the residential unit must be identified for each lot (see RCDG 20C 30 25-050(2) Average Lot Size)

- ² Lot clustering is required in R-1 zones in areas where more than 60 percent of the site is subject to natural limitations or hazards and the creation of more than one lot is proposed

- ³ The Minimum Lot Width Circle for the area south of Idylwood Beach Park between Lake Sammamish and West Lake Sammamish Parkway shall be 30 feet

For private streets and access corridors serving less than three lots and accessing directly onto a public street lot frontage may be reduced to 14 feet

- ⁴ To ensure that streets, sidewalks and access corridors are not blocked by cars parked in driveways at least 18 feet of driveway shall be provided between the garage, carport, or other fenced parking area and the street property line except when alleys are used for vehicular access See RCDG 20C 30 25-080(2)(c) Garage Setbacks

Side/Interior Setbacks for accessory structures are five feet for all residential zones Side/Interior Setbacks are not required for one side yard of a Zero Lot Line Development (see RCDG 20C 30 100 Zero Lot Line Development, Building Setbacks)

- ⁷ For detached single-family dwellings the Side/Interior Setback shall be three feet.

This Side/Interior Setback standard applies to all types of attached housing development. For detached single-family dwellings the standard is 5/5 feet.

The rear setback for accessory structures is five feet for all residential zones The rear setback for alleys is four feet from the nearest alley line

- ¹⁸ Measured from the line of Ordinary High Water Mark (elevation 27 feet on Lake Sammamish)

The Minimum Building Separation does not apply to accessory structures

The Minimum Building Separation requirement for single-family detached housing shall be six feet.
For all forms of stacked housing the minimum building separation shall be 20 feet

- ' The Minimum Building Separation requirement for single-family detached housing shall be six feet.
For multiplex housing the Minimum Building Separation shall be 10 feet.
- " The Minimum Open Space requirement may be applied on a lot-by-lot basis or on a site-wide basis
as described in RCDG 20C.30.25-120 Minimum Open Space
- " The Maximum Height of Structures in shoreline areas, including areas between Lake Sammamish
and West Lake Sammamish Parkway and within the "Wedges" sub-area of the North
Redmond neighborhood, shall be 30 feet.
- " See RCDG 20C 30 82-030 Residential Innovative Zone Density
- " See RCDG 20C 30 82-050 Residential Innovative Zone Other Site Requirements.
- " See RCDG 20C.30 82-050 and 20C 30 82-070 requirements for Willows/Rose Hill.
- " See Chapter 20D 230 RCDG Transition Overlay Areas for regulations specific to properties in a
Transition Overlay

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(Ord 2390 Ord 2126 Editorially amended during 12/02 supplement; Ord 1901)

20C.30 62 Innovative Housing Demonstration Projects

20C 30 62-010 Findings – Purpose

The Redmond City Council makes the following findings

(1) The purpose of this interim zoning division is to allow development of a limited number of projects to evaluate opportunities to increase the availability of innovative housing in Redmond's single-family neighborhoods

(2) The innovative housing styles that will be allowed in all R-4 through R-8 zones under this division include but are not limited to cottages, compact single-family homes, and multiplex structures (duplexes, triplexes, and fourplexes) designed to look like single-family homes. Accessory dwelling units (ADUs) that are incorporated as part of the innovative housing are also encouraged. The City will consider other housing styles that meet the intent of this division. Multiplex structures are not an allowed housing style within the "Wedge" sub-area of the North Redmond neighborhood.

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(3) The goals of innovative housing demonstration projects are to

(a) Increase housing supply and the choice of housing styles available in the community

(b) Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels

(c) Promote high-quality design

(d) Allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments.

(e) Help identify a work plan and any zoning code amendments that are necessary to support the development of innovative housing choices within single-family neighborhoods in Redmond

(4) Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow a limited number of regulated innovative housing projects

(5) Following expiration of the ordinance codified in this division, City staff shall produce a report evaluating how well the project achieved the goals of the ordinance and the goals of the enabling Comprehensive Plan policy language (Ord 2409, Ord 2265).

[No changes to the rest of 20C 30 62 Innovative Housing Demonstration Projects]